

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

179190

Mail to:

Namit Bammi, Esq.
Bammi Law Group, LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601



Doc# 1811429047 Fee \$40.00

Name & Address of Taxpayer:

Joshua and Leah Peters
2716 N. Lawndale Avenue
Chicago, IL 60647

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 01:28 PM PG: 1 OF 2

The GRANTORS, **Fortunato De La Cruz and Carmen L. De La Cruz, husband and wife**, of 2818 N Marmora Avenue, Chicago Illinois, 60634, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Joshua and Leah Peters, husband and wife, of 1735 N. Western Avenue, Chicago, Illinois, 60647, not as joint tenants, not as tenants in common, BUT AS TENANTS BY THE ENTIRETY, all interest in the following described land in the County of Cook, State of Illinois; to wit:

LOT 34 IN BLOCK 1 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-26-304-037-0000

C/K/A 2716 N LAWDALE AVENUE, CHICAGO, ILLINOIS, 60647

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated: April 22, 2018

Fortunato De La Cruz

Carmen De La Cruz

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

JA

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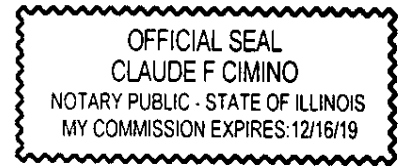
State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said county, in the State of Illinois, DO HEREBY CERTIFY that Fortunato De La Cruz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of April, 2018



Notary Public



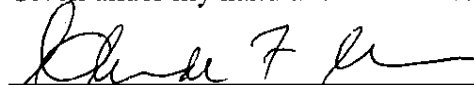
My Commission Expires 12/16 20 19. (seal)

State of Illinois)
) SS
County of Cook)

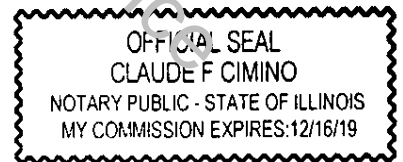
REAL ESTATE TRANSFER TAX		24-Apr-2018
COUNTY:		183.25
ILLINOIS:		366.50
TOTAL:		549.75
13-26-304-037-0000 20180401651540 0-830-908-960		

I, the undersigned, a notary public in and for said county, in the State of Illinois, DO HEREBY CERTIFY that Carmen De La Cruz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of April, 2018



Notary Public



My Commission Expires 12/16 20 19. (seal)

REAL ESTATE TRANSFER TAX		24-Apr-2018
CHICAGO:		2,748.75
CTA:		1,099.50
TOTAL:		3,848.25 *
13-26-304-037-0000 20180401651540 1-908-906-272		

* Total does not include any applicable penalty or interest due.